


Palm Tree Plaza

3509-3533 CANNON ROAD
OCEANSIDE, CA 92056



Lake Blvd

Canon Road

Melrose Drive

31,263 ADT



SHOP SPACE FOR LEASE
(Adjacent to Starbucks)

CBRE

AVAILABLE SPACE

Suite	Tenant	SF
2-A	Available	1,464
2-B	760 Nutrition	1,408
2-C	Perfect Cut	1,408
2-D	Sunshine Market	1,241
2-E&F	Nail Salon	2,800
2-G	Dentist	1,425
2-G1	Farmers Insurance	965
2-H	Montessori School	1,250
2-H1	Montessori School	1,250
2-J	Montessori School	1,487
Pad	Montessori School	7,040
Pad	Starbucks	2,000
Pad	McDonald's	3,686
3513	Auto Zone	7,048
E-3/4 & E-2A	VCA Animal Hospital (Now Open)	4,110
E-2B	*Available Yogurt	1,042
E-1	Pizza Hut	1,348
Pad	Popeyes Chicken	2,400
Pad A-E	Available	4,186

Anchor
EOS Fitness
45,750 SF

Co-Anchor
Walgreens
14,380 SF



■ Available
 ■ Potentially Available
 Leased

* Do Not Disturb Tenant

AREA RETAILERS



AREA DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2021 Population	13,316	118,695	281,206
2026 Population	13,446	122,136	291,089
2010 Population	13,185	112,319	259,998
2000 Population	12,685	106,233	225,970
Percent Pop Change: 2010 to 2021	0.09%	0.49%	0.70%
Percent Pop Change: 2021 to 2026	0.19%	0.57%	0.69%

HOUSEHOLDS

2021 Households	5,071	38,933	97,158
2026 Households	5,113	39,974	100,180
2010 Households	4,991	36,770	90,171
2000 Households	4,792	34,757	79,471
Percent HH Change: 2010 to 2021	0.14%	0.51%	0.67%
Percent HH Change: 2021 to 2026	0.17%	0.53%	0.61%
Average Household Size	2.61	2.99	2.86

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2021 Average Household Income	\$120,386	\$99,501	\$112,628
2026 Average Household Income	\$136,489	\$113,626	\$128,700
2021 Median Household Income	\$102,731	\$79,533	\$87,075
2026 Median Household Income	\$110,212	\$89,987	\$100,021
2021 Per Capita Income	\$45,662	\$32,826	\$38,779
2026 Per Capita Income	\$51,708	\$37,396	\$44,130

HOUSING UNITS

2021 Housing Units	5,302	41,056	102,451
Occupied Units	5,071	38,933	97,158
Vacant Housing Units	231	2,123	5,293
2021 Owner-Occupied Housing Units	3,390	22,780	59,720
2021 Renter-Occupied Housing Units	1,681	16,153	37,438
2021 Median Home Value	\$645,917	\$594,543	\$648,226
2021 Average Home Value	\$697,676	\$630,615	\$708,914







**POPEYE'S
COMING SOON**



BRAD JONES
First Vice President
+1 858 646 4725

brad.jones@cbre.com
Lic. 01211248

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